

**SENECA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY**

MEETING MINUTES

Regular Meeting
Monday, March 5, 2007
10:00 A.M.
Seneca County Office Building
Waterloo, New York

Attendance:

Board Members Present: Bradford Jones, Chairman; Robert Rosenkrans; Kenneth Lee Patchen, Jr., Robert Kernan, Thomas Kime, Bruce Bonafiglia and David Kaiser

Board Members Absent: None

Staff Attending: Glenn R. Cooke, Executive Director; Patricia Jones, Project Coordinator for Reuse/Empire Zone; Monica Nowack, IDA Administrative Assistant; Bill Bordeau, Deputy Director of Department of Economic Development and Planning and Justin Miller, Legal Counsel, Harris Beach

Others Attending: Denise Champagne, Finger Lakes Times; Sharon Secor, Seneca County Manager; Ed Barto, Chairman, Seneca County BOS; James Mooney, Supervisor, Town of Waterloo; Patsy Amidon, Supervisor, Town of Tyre; Peter Same, Supervisor, Town of Seneca Falls and Joan Teichner, Supervisor, Town of Varick

Call to Order:

Chairman Jones called the meeting to order at 10:08 A.M. A quorum of the Agency's members was present. Chairman Jones then introduced Monica Nowack, the IDA Administrative Assistant and welcomed Monica to the Agency's staff.

Approval of IDA Minutes / Regular Meeting of February 8, 2007:

The minutes of the Agency's regular meeting of February 8, 2007 had been sent to Board members prior to the meeting. After discussion, a motion was made by Robert Rosenkrans to accept the minutes of February 8, 2007. Seconded by Robert Kernan. Motion carried.

Approval of January 2007 Financial Statements:

The January 2007 financial statements had been mailed to Board members prior to the meeting. Glenn Cooke summarized the financial statements. Mr. Kernan again questioned the equity fund balance of -\$225, 548. on the balance sheet. Glenn stated that this would be corrected in the audit. After discussion, a motion was made by Lee Patchen to approve the January 2007 financial statements. Seconded by Robert Rosenkrans. Motion carried.

SEQR Determination / Gas Drilling / Approval to Give State 90-Day Notice under PAAA:

Glenn Cooke advised the Board that the IDA was named lead agency in June 2006 for the purpose of the State Environmental Quality Review (SEQR) action for gas drilling within the Conservation Area at the Depot. Glenn then stated that upon review of the information recorded on the Environmental Assessment Forms and all other supporting information, along with considering both the magnitude and importance of each impact, he was recommending that the Board declare that the project will not result in any large and important impacts and therefore, will not have a significant impact on the environment, with a negative declaration being declared. After discussion, a motion was made by Bruce Bonafiglia accepting the Environmental Assessment Forms for Gas Drilling at the Depot and declaring that the project will not have a significant impact on the environment, thereby, declaring a negative declaration. Seconded by Thomas Kime. Motion carried. Glenn Cooke then advised the Board that under the Public Authorities Accountability Act (PAAA), the State must be given 90 days notice prior to any land transaction or lease of any property and that a motion to approve issuance of the 90 day notice is needed. After discussion, a motion was made by Robert Kernan approving issuance of the State 90 day notice for gas drilling on the depot. Seconded by Bruce Bonafiglia. Motion carried.

Renewal of Engineering Agreement with Fisher Associates:

Glenn Cooke advised the Board that the IDA has for several years entered into an annual agreement with Fisher Associates for on-demand professional engineering services. Glenn then stated that this agreement provides funding for survey, environmental and traffic studies, geotechnical analysis, site plan design, constructability reviews, architectural design and other tasks which the IDA may need. Glenn further stated that just recently, Fisher Associates assisted with site improvements at Deer Run Park. Glenn concluded by stating that the agreement calls for a not-to-exceed fee of \$10,000

for these services and payment is based upon the actual cost of labor times a multiplier of 2.7 to cover overhead and fixed fees, plus direct costs and subcontract and/or sub consultant services. After discussion, a motion was made by Robert Rosenkrans approving the renewal of the Engineering Agreement with Fisher Associates with a not-to-exceed fee of \$10,000. Seconded by Lee Patchen. Thomas Kime abstained. Motion carried.

Approval of New York State Empire Zone Contract / July 1, 2006 – June 30, 2007 / \$21,200.

Glenn Cooke advised the Board that the IDA has an annual contract with the State of New York which provides administrative funding for the Empire Zone Program. Glenn stated that this contract is for the period of July 1, 2006 through June 30, 2007 in the amount of \$21,200. and approval is required. After discussion, a motion was made by David Kaiser approving the Empire Zone Contract in the amount of \$21,200 for the period July 1, 2006 through June 30, 2007 and authorizing the Executive Director to execute the contract. Seconded by Robert Kernan. Motion carried.

Agreement with Seneca County for Bookkeeping Duties:

Glenn Cooke advised the Board that the Board of Supervisors, at the request of the IDA, has upgraded an existing clerk/typist with the Tourism Department from part-time to full-time with the understanding that the IDA would contribute 20% of her salary in exchange for bookkeeping services, as well as a contribution being made for her health benefits. After discussion, a motion was made by Robert Kernan authorizing the Executive Director to execute an agreement with Seneca County for bookkeeping duties, with the IDA contributing 20% of salary and a portion of health benefits for the clerk/typist position. Seconded by Lee Patchen. Motion carried.

Approval of IDA Resolution No. 2007-09 / Gould's Pumps/ITT Industries:

Glenn Cooke advised the Board that the public hearing for the Gould's Pumps/ITT Industries sales tax abatement project has been conducted and that the approval of this resolution will complete the IDA's project approval process. Justin Miller then presented IDA Resolution No. 2007-09 as follows:

RESOLUTION OF THE SENECA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY
AUTHORIZING THE EXECUTION OF THE BILL OF
SALE AND RELATED DOCUMENTS WITH RESPECT
TO THE GOULDS PUMPS, INCORPORATED / ITT
INDUSTRIES, INC. / ITT CORPORATION PROJECT
(AS MORE FULLY DESCRIBED BELOW)

After discussion, a motion was made by Lee Patchen approving IDA Resolution No. 2007-09. Seconded by Robert Rosenkrans. Messrs. Rosenkrans, Kernan, Kime, Patchen, Bonafiglia and Kaiser voted "yea". Mr. Jones "abstained". Motion carried.

Other Business: None

Consideration of Executive Session:

Chairman Jones requested a motion to enter into Executive Session for the purpose of personnel and real estate matters. A motion was made by David Kaiser at 10:20 a.m. to enter into Executive Session. Seconded by Robert Kernan. Motion carried. A motion was made by Bruce Bonafiglia at 11:51 a.m. to come out of Executive Session. Seconded by Robert Kernan. Motion carried.

Other Business:

Approval of Salary Increase for Project Coordinator:

A motion was made by Robert Kernan approving a two (2) percent pay increase of \$1,200. per year for Patricia Jones, IDA Project Coordinator. Seconded by David Kaiser. Motion carried.

Adjournment:

A motion to adjourn the meeting was made by Robert Kernan and seconded by Lee Patchen. Motion carried. The meeting adjourned at 11:56 a.m.

The next scheduled meeting will be held on **April 5, 2007 at 12:00 Noon** at Abigail's Restaurant, Route 5 & 20, Waterloo.

Respectfully submitted,

Kenneth Lee Patchen, Jr. JLP

Kenneth Lee Patchen, Jr.
Secretary

pc: Sharon Secor, Seneca County Manager
Margaret Li, Clerk, Board of Supervisors
Shawn Griffin, Esq, Harris Beach
Russell Gaenzle, Esq, Harris Beach